

SCHEDULE: 2809570

[Get Detail Data](#)

PPI: 2371-0530-00-004

Property Info		Mailing Address	
OWNER:	TRANSAMERICA REALTY SERVICES INC	NAME/CO:	C/O SUMMIT COUNTY TREASURER
PROP. DESC:	TR 7-77 Sec 05 Qtr 3 Mining Claim(s) cont 3.5576 acres PUZZLE LODGE MS# 5599 Acres 3.5576	STREET	PO BOX 289
PHYS. ADD:		CSZ	BRECKENRIDGE CO 804240289
JURISDICTION:	SUMMIT COUNTY		



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JURISDICTION:	SUMMIT COUNTY		

10⁰⁰/_{pd}

SHERIFF'S CERTIFICATE OF PURCHASE

Time Filed	11:45 A.M.
Date	6-15-77
Recp. No.	165767
BOOK	293
PAGE	978
Arlys H. Ward	
Clerk & Recorder Summit County	

STATE OF COLORADO)
) ss.
COUNTY OF SUMMIT)

I, Robert Farris, Sheriff of the County of Summit,
in the State of Colorado, do hereby certify that by virtue
of and pursuant to the Judgment and Decree of Foreclosure
entered in the District Court for the Fifth Judicial Dis-
trict, sitting within and for the County of Summit, in the
State of Colorado, in that certain Civil Action No. 4726
captioned as follows:

THE TRUSTEES OF MORTGAGE TRUST
OF AMERICA, a California trust,
and MORTGAGE TRUST OF AMERICA,
a California trust,

Plaintiffs,

v.

BRECKENRIDGE VALLEY DEVELOPMENT,
LTD., a Colorado limited partner-
ship, McCOTTER INVESTMENT CO.,
LINDA RHEA, as Public Trustee of
the County of Summit, State of
Colorado, LEONARD E. MCKILLIP,
F. J. SERAFINI, as Public Trustee
of the City and County of Denver,
State of Colorado, GEORGE L.
MCKILLIP, J. ELAINE WOLTER, as
Public Trustee of the County of
El Paso, State of Colorado,
JAMES P. MARSH, MERTON H. HULL,
MICHAEL H. BURGANY, MARVIN L.
THOMASON, and TRANSAMERICA TITLE
INSURANCE COMPANY, a California
corporation,

Defendants.

which said Judgment and Decree of Foreclosure is dated the
22nd of April, 1977, I offered for sale on the 15th day of
June, 1977 at the hour of 10:00 o'clock in the forenoon of
said day at the main entrance of the Courthouse in Breckenridge,
Colorado, in the County of Summit and State of Colorado, at

public auction, the property described in said Judgment and Decree of Foreclosure after having first duly advertised the sale of said property according to law and according to the terms and provisions of said Judgment and Decree of Foreclosure, said property being situate in the County of Summit, State of Colorado, and described as follows, to wit:

The following-described mining claims located in the County of Summit, State of Colorado:

1. <u>MINING CLAIM</u>	<u>MINERAL SURVEY NO.</u>
Iron	7617
Lucky	7617
St. Louis	7617
Hannibal	5654
St. Joe	5654
Little Cally	5654
Scott	7618
Vandalia	7618
Grouse	7618
Slide	7618
Little Tom	7618
Cliff	7618
Last Chance	7618
Standard	3258
Bulwer	3259
1/8 Undivided Interest Puzzle	5599

2. <u>MINING CLAIM</u>	<u>MINERAL SURVEY NO.</u>
Iron Springs Millsite	5785B
Graphic	5785
Tecumseh	5127
Ouray	5654

Excepting and excluding the following-described portions of the above claims, to wit:

(A) A tract of land being a portion of and lying entirely within the following U.S. mineral surveys: Little Cally, Hannibal and St. Joe M.S. 5654; Scott Cliff, Van Dalia, Grouse, Little Tom Lode, M.S. 7618; located in Sections 6, 5, and 8, Township 7 South, Range 77 West of the 6th Principal Meridian, Summit County, Colorado, being more particularly described as follows:

Beginning at Corner No. 1 of said Van Dalia Lode, whence the Southwest corner of said Section 5, bears N 62°36'58" W 303.56 feet distance; thence N 72°42'36" E a distance of 487.26 feet to Corner No. 6 of said Little Tom Lode; thence N 05°14'36" E a distance of 94.85 feet to Corner No. 5 of said Little Tom Lode; thence N 35°24'54" E along Line 5-4 of said Little Tom Lode 520.00 feet; thence N 54°35'06" W a distance of 370.00 feet; thence N 24°12'59" W a distance of 690.47 feet to a point on Line 6-5 of said Little Cally Lode; thence S 17°45'38" W along

Line 6-5 of said Little Cally Lode 276.48 feet to the point of intersection with the Line 12-11 of said Hannibal and St. Joe Lode; thence S 47°57'18" W a distance of 867.46 feet to Corner No. 11 of said Hannibal and St. Joe Lode; thence S 41°49'02" E a distance of 150.78 feet to Corner No. 10 of said Hannibal and St. Joe Lode, being also Corner No. 7 of Nellie Placer U.S.M.S. No. 7108; thence N 47°57'27" E along Line 10-9 of said Hannibal and St. Joe Lode 750.34 feet to the point of intersection with Line 5-8 of said Little Cally Lode; thence along said Line 5-8 of Little Cally Lode S 72°21'37" E 78.86 feet to Corner No. 8 of said Little Cally Lode; thence N 17°38'23" E along Line 8-7 of Little Cally Lode 134.86 feet to the point of intersection with Line 10-9 of said Hannibal and St. Joe Lode; thence along Line 10-9 of said Hannibal and St. Joe Lode N 47°57'27" E a distance of 2.06 feet to Corner No. 2 of said Cliff Lode; thence S 22°21'00" E a distance of 103.64 feet to Corner No. 1 of said Cliff Lode; thence N 72°38'00" E along Line 1-7 of said Cliff Lode 88.11 feet to the point of intersection of Line 3-2 of said Scott Lode; thence S 36°52'28" W along Line 3-2 of said Scott Lode 705.72 feet to Corner No. 2 of said Scott Lode; thence S 43°39'49" E along Line 2-1 of said Scott Lode a distance of 69.71 feet to the point of intersection with Line 8-9 of Nellie Placer Lot No. 1, M.S. No. 7108; thence S 70°18'49" E along Line 8-9 of said Nellie Placer a distance of 56.57 feet to Corner No. 9 of said Nellie Placer; thence S 05°13'55" W along Line 9-1 of said Nellie Placer a distance of 33.68 feet to a point on Line 1-2 of said Scott Lode; thence S 43°39'49" E along Line 2-1 of said Scott Lode a distance of 9.11 feet to Corner No. 1 of said Scott Lode being a point on Line 2-3 of said Vandalia Lode; thence S 37°22'11" W along Line 3-2 of said Vandalia Lode a distance of 12.73 feet to Corner No. 2 of said Vandalia Lode, being a point on Line 9-1 of said Nellie Placer; thence along said Line 9-1 of said Nellie Placer S 5°13'55" W a distance of 405.90 feet to Corner No. 1 of said Vandalia Lode, the point of beginning, containing 15.22 acres.

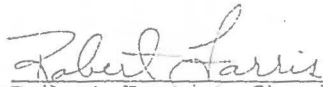
(B) An undivided 1/8th interest only, in and to the following described real property situate in the County of Summit, State of Colorado, to wit:

The Tecumseh Lode Mining Claim, U.S. Survey Lot No. 5127, the Puzzle Lode Mining Claim, U.S. Survey No. 5599, and all those parts of the Ouray Lode Mining Claim, U.S. Survey No. 5654, of the Graphic Lode Mining Claim, U.S. Survey No. 5785A, of the Little Cally, U.S. Survey No. 5654 and of the Iron Springs Mill Site, U.S. Survey No. 5785B, described as follows: Beginning at the Northwest corner of said Iron Springs Mill Site being its patent Cor. No. 4 and running thence southerly along the exterior line of said Mill Site to its Cor. No. 3T thence southerly along its exterior line to its Cor. No. 2; thence in a straight line Easterly to the Northwest Corner of said Tecumseh Lode, U.S. Survey No. 5127, thence southeasterly along the west end line of said Tecumseh Lode 150 feet to its southwest corner stake; thence in a straight line southeasterly to the point where the north side line of said Ouray Lode intersects the south side line of the Puzzle Lode as surveyed for patent; thence Northeasterly following the south side line of said Puzzle Lode to the point where it intersects the south side line of said Ouray Lode, thence Northeasterly along the south side line of said Ouray Lode to its Southeast corner; thence along the east end line of said Ouray Lode to its

northeast corner; thence along its north side line until such line intersects the north line of the unpatented George Willard Survey; thence westerly along said North line to its intersection with the south side line of the said Tecumseh Lode; thence easterly along said south line to the southeast corner of the Tecumseh survey; thence along the east end line of the Tecumseh survey to the south side line of the Graphic Lode; thence Easterly along said south side line to the southeast corner of the Graphic Lode; thence westerly along the north end line of said Graphic Lode to its northwest corner, being Cor. No. 2; thence along the north side line of the Graphic Lode to the east side line of the Little Cally Survey; thence Northerly along its east side line to the Northeast Corner of the Little Cally Survey; thence Westerly along its North end line to its northwest corner; thence southerly along the west side line of the Little Cally Survey to its intersection with the east line of said Mill Site; thence northerly along the exterior line of said Mill Site to its Corner No. 5; thence westerly along the exterior line of said Mill Site to its Corner No. 4 aforesaid, the place of beginning:

and that at said sale Mortgage Trust of America, a California trust, bid the sum of Two Hundred Eight Thousand Five Hundred Thirty-Four Dollars and Thirteen cents (208,534.13) for said property, that being the highest and best bid offered, the same was struck off and sold to said bidder for said sum, and that unless the same be sooner redeemed, the said Mortgage Trust of America, a California trust, will be entitled to a deed for said property upon the expiration of the period or periods of redemption allowed by law to the owner or owners and to all subsequent lienors and persons entitled to redeem.

Given in duplicate, under my hand and seal, this
15th day of June, 1977.


Robert Farris, Sheriff
Summit County, Colorado

STATE OF COLORADO

COUNTY OF SUMMIT

) ss.
)

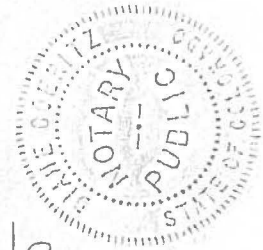
BOOK 293 PAGE 980

The foregoing instrument was acknowledged before
me this 15th day of June, 1977, by Robert Farris as Sheriff
of Summit County, Colorado

Witness my hand and official seal.

My commission expires:

My Commission expires May 27, 1980



Diane Grentz
Notary Public

10.00

171723

SUMMIT COUNTY
CLERK AND RECORDER

SHERIFF'S DEED

DEC 20 2 54 PM '77

ARLYS H. WARD

THIS DEED, made this 20th day of December, 1977,
between ROBERT FARRIS, as Sheriff of Summit County, Colorado,
("Grantor"), and MORTGAGE TRUST OF AMERICA, a California
trust, whose address is 600 Montgomery Street, San Francisco,
California 94111 ("Grantee"),

WITNESSETH THAT:

WHEREAS, pursuant to a Judgment and Decree of
Foreclosure entered by the District Court in and for the
Fifth Judicial District, County of Summit and State of
Colorado on April 22, 1977 in Civil Action No. 4726, entitled
"THE TRUSTEES OF MORTGAGE TRUST OF AMERICA, a California
trust, and MORTGAGE TRUST OF AMERICA, a California trust,
Plaintiffs v. BRECKENRIDGE VALLEY DEVELOPMENT LTD., a Colorado
limited partnership, McCOTTER INVESTMENT CO., LINDA RHEA, as
Public Trustee of the County of Summit, State of Colorado,
LEONARD E. MCKILLIP, F. J. SERAFINI, as Public Trustee of
the City and County of Denver, State of Colorado, GEORGE L.
MCKILLIP, J. ELAINE WOLTER, as Public Trustee of the County
of El Paso, State of Colorado, JAMES P. MARSH, MERTON H.
HULL, MICHAEL H. BURGAMY, MARVIN L. THOMASON, and TRANSAMERICA
TITLE INSURANCE COMPANY, a California corporation, Defendants,"
Grantor did, after giving public notice as required by law
and by the provisions of said Judgment and Decree of Fore-
closure, offer for sale at public auction on June 15, 1977,
all of the right, title, and interest of said defendants in
the real property described in said Judgment and Decree of
Foreclosure (the description of which property is again set
forth below); and

WHEREAS, the said real property was sold at such
sale to Grantee for the sum of \$208,534.13, that sum being

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the entire unsatisfied judgment entered in said Civil Action,
together with expenses of sale; and

HEREAS, at the conclusion of such sale Grantor
executed and delivered to Grantee a Certificate of Purchase,
caused a duplicate of such Certificate of Purchase to be
recorded with the Clerk and Recorder of Summit County,
Colorado, in Book 293 at page 976, and made a report and
return of such sale to said Court; and

WHEREAS, the time for redemption has elapsed and
no redemption has been made of the property sold at such
sale;

NOW, THEREFORE, pursuant to said Judgment and
Decree of Foreclosure and the applicable statutes, and in
consideration of the sum for which said property was sold,
Grantor has granted, bargained, and sold, and by these
presents does grant, bargain, sell, and convey, unto Grantee
and its successors and assigns forever, all the estate,
right, title, and interest of said defendants in the following
real property located in Summit County, Colorado:

1.	<u>MINING CLAIM</u>	<u>MINERAL SURVEY NO.</u>
	Iron	7617
	Lucky	7617
	St. Louis	7617
	Hannibal	5654
	St. Joe	5654
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	Scott	7618
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	Slide	7618
	Little Tom	7618
	Cliff	7618
	Last Chance	7618
	Standard	3258
	Bulwer	3259
	✓ 1/8 Undivided Interest Puzzle	5599
2.	- Iron Springs Millsite	5785B
	- Graphic	5785
	- Tecumseh	5127
	- Ouray	5654

Excepting and excluding the following-described
portions of the above claims, to wit:

(A) A tract of land being a portion of and lying entirely within the following U.S. Mineral Surveys: Little Cally, Hannibal and St. Joe M.S. 5654; Scott Cliff, Van Dalia, Grouse, Little Tom Lode, M.S. 7618; located in Sections 6, 5, and 8, Township 7 South, Range 77 West of the 6th Principal Meridian, Summit County, Colorado, being more particularly described as follows:

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(B) An undivided 1/8th interest only, in and to the following described real property situate in the County of Summit, State of Colorado, to wit:

The Tecumseh Lode Mining Claim, U.S. Survey Lot No. 5127, the Puzzle Lode Mining Claim, U.S. Survey No. 5599, and all those parts of the Ouray Lode Mining Claim, U.S. Survey No. 5654, of the Graphic Lode Mining Claim, U.S. Survey No. 5785A, of the Little Cally, U.S. Survey No. 5654 and of the Iron Springs Mill Site, U.S. Survey No. 5785B,

described as follows: Beginning at the Northwest corner of said Iron Springs Mill Site being its patent Cor. No. 4 and running thence southerly along the exterior line of said Mill Site to its Cor. No. 3T thence southerly along its exterior line to its Cor. No. 2; thence in a straight line Easterly to the Northwest Corner of said Tecumseh Lode, U.S. Survey No. 5127, thence southeasterly along the west end line of said Tecumseh Lode 150 feet to its southwest corner stake; thence in a straight line southeasterly to the point where the north side line of said Ouray Lode intersects the south side line of the Puzzle Lode as surveyed for patent; thence Northeasterly following the south side line of said Puzzle Lode to the point where it intersects the south side line of said Ouray Lode, thence Northeasterly along the south side line of said Ouray Lode to its Southeast corner; thence along the east end line of said Ouray Lode to its northeast corner; thence along its north side line until such line intersects the north line of the unpatented George Willard Survey; thence westerly along said North line to its intersection with the south side line of the said Tecumseh Lode; thence easterly along said south line to the southeast corner of the Tecumseh survey; thence along the east end line of the Tecumseh survey to the south side line of the Graphic Lode; thence Easterly along said south side line to the southeast corner of the Graphic Lode; thence westerly along the north end line of said Graphic Lode to its northwest corner, being Cor. No. 2; thence along the north side line of the Graphic Lode to the east side line of the Little Cally Survey; thence Northerly along its east side line to the Northeast Corner of the Little Cally Survey; thence Westerly along its North end line to its northwest corner; thence southerly along the west side line of the little Cally Survey to its intersection with the east line of said Mill Site; thence northerly along the exterior line of said Mill Site to its Corner No. 5; thence westerly along the exterior line of said Mill Site to its Corner No. 4 aforesaid, the place of beginning.

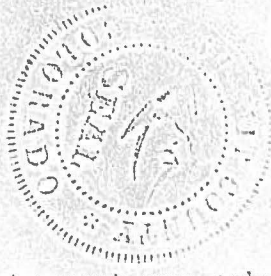
TO HAVE AND TO HOLD the same, with all its appurtenances, unto Grantee and its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this deed the day and year first about written.

ROBERT FARRIS, SHERIFF OF
SUMMIT COUNTY, COLORADO



STATE OF COLORADO)
) ss.
COUNTY OF SUMMIT)



The foregoing instrument was acknowledged before
me this 10 day of December, 1977 by Robert Farris as
Sheriff of Summit County, Colorado.

~~My commission expires _____.~~

Witness my hand and official seal.

Annie A. Young
Notary Public
Deputy Co. Clerk